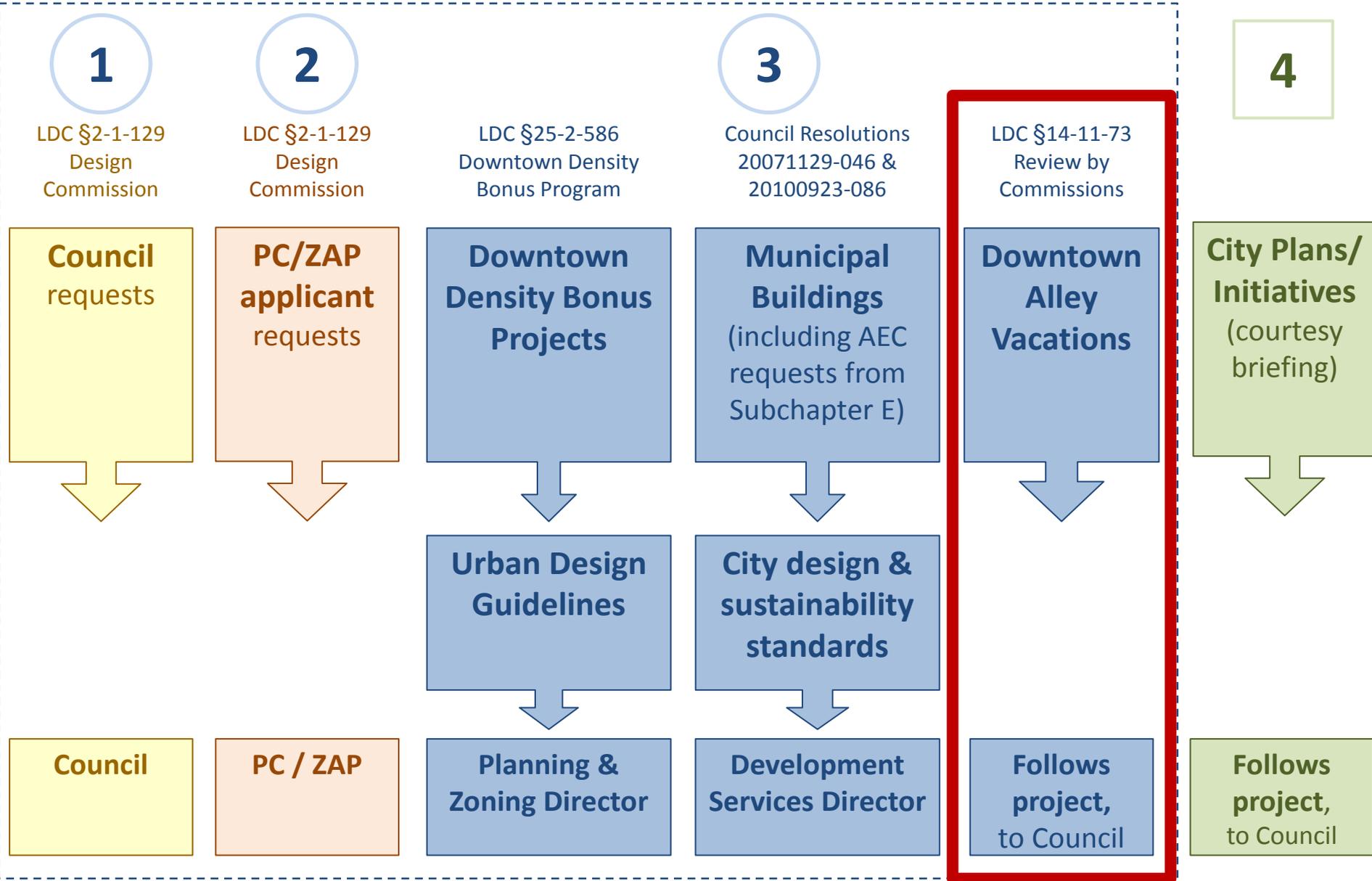


Downtown Alley Vacations

Overview & Introduction



Design Commission: Projects Reviewed



Code: Downtown Alley Vacations

CHAPTER 14-11. - USE OF RIGHT-OF-WAY.

Division 5. - Vacation of Public Right-of-Way.

§ 14-11-72 - APPLICATION APPROVAL.



- (A) The director of the Public Works Department shall act on an application for the vacation of a public right-of-way.
- (B) The director of the Public Works Department may approve an application for the vacation of a public right-of-way unless the director of the Public Works Department determines that the right-of-way serves a present or future public purpose.
- (C) The director of the Public Works Department shall consider the following in making a determination on an application for the vacation of public right-of-way:
- 1 the recommendation of each commission provided under [Section 14-11-73](#) (*Review By Commissions*); and
 - 2 the comments of a property owner provided under [Section 14-11-71](#) (*Notice To Interested Property Owners*); and
 - 3 other information determined to be relevant by the director of the Public Works Department.
- (D) The director of the Public Works Department shall notify the applicant of the approval or denial of the application in writing.

Source: 1992 Code Section 15-12-72; Ord. 031204-12; Ord. 031211-11.

Code: Downtown Alley Vacations

§ 14-11-73 - REVIEW BY COMMISSIONS.



(A) If the director of the Public Works Department determines that the right-of-way serves no present or future public purpose, the director shall forward the application to:

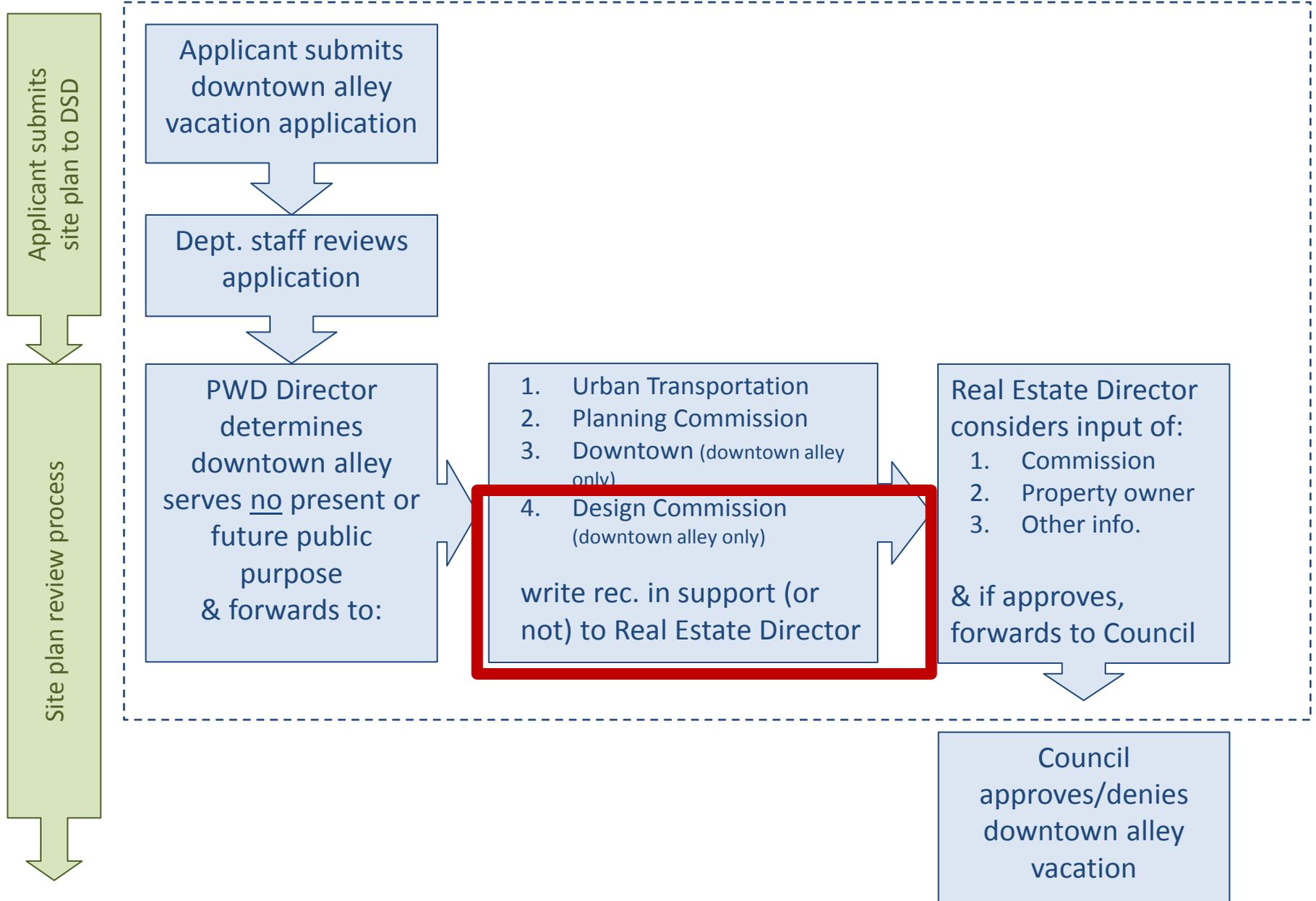
(1) Urban Transportation Commission and (2) Planning Commission for review and recommendation;

(2) for an application to vacate an alley in the downtown area (3) Downtown Commission and (4) Design Commission, in addition to the commissions required under Paragraph (A)(1).

(B) The failure of a commission to submit an objection to an application to the director of the Public Works Department before the 31st day after receiving the application is a recommendation for approval of the application.

Source: 1992 Code Section 15-12-73; Ord. 031204-12; Ord. 031211-11; Ord. 20100805-028.

Downtown Alley Vacation: Process



Policy Guidance



Policy Guidance: Ordinance 20100805-028

ORDINANCE NO. 20100805-028

AN ORDINANCE AMENDING CITY CODE SECTION 14-11-73 TO REQUIRE ALLEY VACATIONS TO BE REVIEWED BY THE DESIGN COMMISSION AND DOWNTOWN COMMISSION.

PART 1. The city council finds that:

- (A) Alleys are important public spaces that serve to enhance downtown connectivity.
- (B) Many cities are reclaiming their alleys and utilizing them for housing, recreational opportunities, pedestrian and biking connections, enhanced water quality, greenways, and redevelopment opportunities that contribute to thriving pedestrian centers.
- (C) The City of Austin **Downtown Design Guidelines** state, in reference to the *Plan of the City of Austin* conceived in 1839 by Edwin Waller, “It is important to preserve and honor the heritage of this original plan and **discourage the creation of super blocks which close streets in the Waller Grid.**”
- (D) The **draft Downtown Plan** recognizes the importance of downtown alleys and **recommends that they be preserved and enhanced.**
- (E) Alleys in Austin have been the focus of Austin’s Alley Flats Initiative, a collaboration between The University of Texas Center for Sustainable Design, the Guadalupe Neighborhood Development Corporation and the Austin Community Design and Development Center, which encourages new, sustainable alley housing as a way to mitigate sprawl and expand the inventory of affordable housing options.
- (F) The significance of downtown alleys warrants review of alley vacations by the Design and Downtown Commissions.

1

2

Policy Guidance: **Downtown Austin Plan** (p.24, 147)

THE PUBLIC REALM

Interconnect and enhance Downtown's network of public parks, open spaces and streets.

PR-3. STREETSCAPES

1 PR-3.1: Maintain, extend and restore Downtown's grid system of streets and alleys.

TRANSPORTATION AND PARKING

Develop a multi-modal transportation system that improves access to and mobility within the Downtown.

TP-1. STREETS

2 TP-1.3: Maintain alleys as the principal means of loading, servicing and parking access.

UTILITIES AND INFRASTRUCTURE

Provide for phased utility and infrastructure upgrades that address existing deficiencies and that support future redevelopment.

UI-4. ELECTRIC UTILITY

3 UI-4.2: Austin Energy should develop design and location options for electric vaults, including underground and alleyway options, to better achieve goals of pedestrian-oriented, ground-floor uses and facades.

Policy Guidance: Downtown Austin Plan (p.146-7)



TRANSPORTATION AND PARKING

Develop a multi-modal transportation system that improves access to and mobility within the Downtown.

TP-1. STREETS

TP-1.3: Maintain alleys as the principal means of loading, servicing and parking access.

Downtown is fortunate to have a comprehensive system of mid-block alleys that provide rear service access to most properties. These alleys relieve pressure on the streets, allowing them to function for pedestrian, bicycle and vehicular circulation.

- Vacation or abandonment of alleys should be avoided, and occur only in special circumstances **1** if equivalent off-street service facilities are provided (e.g., within a full-block development), and where such vacation **2** does not result in a need for on-street servicing/loading.
- All development abutting an alley should be required to use alleys for loading, servicing and trash collection.
- When at all possible, primary or secondary access and egress to and from on-site parking should be taken from the alley. This will be more possible once alleys become less cluttered with dumpsters and other obstacles.

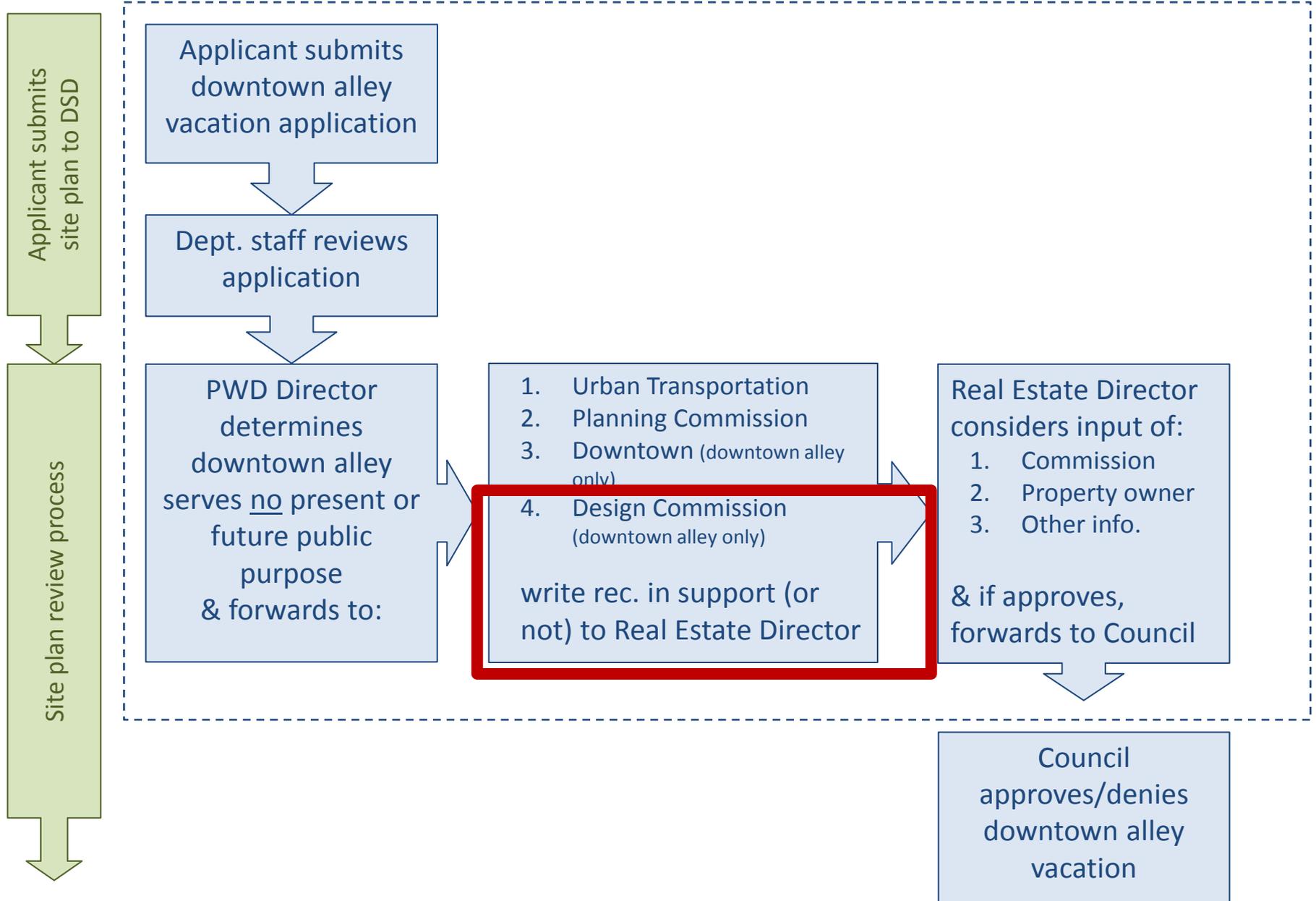
Policy Guidance: Imagine Austin/Complete St.(p.132)



1 A narrow two-way street for local bicycle and auto traffic. The parking zone and planting zone create a pedestrian friendly street. The connecting alley is a shared space where pedestrians, bicycles, automobiles, and plantings are all at the same grade; also referred to as "woonerf." This shared space slows and calms traffic and thus improves pedestrian, bicyclist, and driver safety.

- **Guidelines should be context sensitive.** Guidelines should be adaptable to different areas of Austin and the different scales of neighborhoods and other districts. For example, complete street standards and elements will be different for a downtown street versus a small residential street. The environmental, historic, and cultural context of the local area should also be considered. Guidelines must also reflect plans for future development, including the connected street network described by the Growth Concept Map and small area plans.

Downtown Alley Vacation: Process





Application for
Downtown Alley Vacation:
Episcopal Archives
(entire E. 7th alley between
Neches St. & Trinity St.)

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodetid=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

Design Commission - Project Review Application

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

MEMORANDUM

TO: Emily Smith, Urban Transportation Commission Coordinator
Austin Transportation Department

FROM: Kim Vasquez, Property Agent Senior

DATE: August 2, 2017

SUBJECT: F#9835-1705 Right of Way Vacation – Alley of E. 7th St.

Attached are the departmental comments and other information pertinent to the referenced alley right of way vacation. The area being requested for vacation will be used for future development. All affected departments and private utility franchise holders have reviewed this request and recommend approval, subject to the following conditions:

- (i) A Restrictive Covenant establishing that all loading and unloading of trash and recycling collection service shall take place on site and not within the public right of way; and
- (ii) Property owner to be responsible for fees and costs of any required utility relocation.

The applicant has requested that this item be submitted for placement on the **August 8, 2017 Urban Transportation Commission Agenda**

Staff contact: Kim Vasquez 512-974-9241, kim.vasquez@austintexas.gov

Applicant: Leah Bojo, Senior Land Use & Policy Manager
Drenner Group, PC

Property Owner: The Domestic & Foreign Missionary Society
of The Protestant Episcopal Church in the USA

The applicant and/or the property owner's representative will be present at the meeting to answer any questions regarding the development project and vacation request.

Kim Vasquez, Property Agent Senior
Land Management
OFFICE OF REAL ESTATE SERVICES

Attachments

SUMMARY OF REVIEW COMMENTS REPORT

F#9835-1705 ALLEY RIGHT OF WAY VACATION [DOWNTOWN ALLEY OF E. 7TH STREET]

CONDITIONAL APPROVAL COMMENTS

AT&T

ASSESSMENT: "AT&T requires relocating existing utilities in order to vacate at owner's expense." – **Chris Cowen, AT&T**

AUSTIN ENERGY

ASSESSMENT: "Approved subject to AE streetlight feed is located within the alley. AE will need to have access to the infrastructure to do maintenance work or applicant must pay to relocate the feed." – **Christine Esparza, Austin Energy**

- Applicant accepts AE conditional approval that street light infrastructure would be relocated at owner's expense as a part of the development.

DEVELOPMENT SERVICES – LAND USE REVIEW ENGINEERING

ASSESSMENT: "Based on the letter provided and the Existing Site and Demolition Plan submitted under SP-2017-0137C, there is no existing drainage infrastructure within this alley. Therefore from a DSD LUR Engineering perspective, the vacation of the alley is approved; however, if it is discovered that any drainage infrastructure is within this alley vacation request must be re-coordinated through DSD LUR Engineering." – **David Gomez, DSD Land Use Review Engineering**

DEVELOPMENT SERVICES – LAND USE REVIEW TRANSPORTATION

ASSESSMENT: "Approved with Conditions: All loading and unloading including trash as required by the site plan shall happen on site. No maneuvering shall take place in the public right of way. This should be done as a restrictive covenant." – **Sangeeta Jain, DSD Land Use Review Transportation**

CHARTER COMMUNICATIONS

ASSESSMENT: "Please use caution around aerial facilities. Please coordinate relocation or removal with Charter/Spectrum." – **Doug Dixon, Charter Communications**

APPROVED COMMENTS

- | | |
|----------------------------|--|
| • AUSTIN RESOURCE RECOVERY | • PARKS & RECREATION (PARD) |
| • AUSTIN TRANSPORTATION | • PLANNING & ZONING <u>Neighborhood Planning</u> |
| • AUSTIN WATER | • PLANNING & ZONING <u>Urban Design</u> |
| • CODE COMPLIANCE | • PLANNING & ZONING <u>Zoning Review</u> |
| • CTM-GAATN | • PUBLIC WORKS <u>Sidewalks & Special Projects</u> |
| • EMS | • PUBLIC WORKS <u>Street & Bridge Operations</u> |
| • FIRE | • TEXAS GAS |
| • GOOGLE | • WATERSHED PROTECTION <u>Engineering</u> |
| • GRANDE COMMUNICATIONS | |
-

MEMORANDUM

Case No.: 9835-1705
Date: May 30, 2017

SUBJECT: ALLEY VACATION

- () Lucy Cabading AT&T
() Melody Giambruno Austin Energy
() Katrina Fenrick Austin Resource Recovery
() Rob Spillar Austin Transportation Director
() Angela Baez Austin Water
() Bruna Quinonez Code Compliance
() Carlos Dematos CTM - GAATN
() Milissa Warren EMS
() Frank Alvarez Fire
() Scott Cunningham Google
() Daniel Pina Grande Communication
() Roland Rodriguez Fire
() Jackie Chuter PARD
() David Marquez DSD (LUR-Engineering)
() Sangeeta Jain DSD (LUR-Transportation)
() Mark Walters P&Z (Comp. Planning)
() Humberto Rey P&Z (Urban Design)
() Wendy Rhoades P&Z (Zoning Review)
() David Boswell PWD - Office of City Eng'r
() Nadia Barrera PWD (connectivity)
() Christian Barraza Texas Gas
() Joseph Boyle Time Warner
() Katina Bohrer WPD (Engineering)
() Joydeep Goswami DSD (LUR-Engineering)

A request has been received for full vacation of the E. 7th alley between Neches Street and Trinity Street (unconstructed area, currently used as a parking lot), generally located at 711 Trinity.

Please review this request and return your comments to Mashell Smith at: landmanagement@austintexas.gov. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350.

Due Date: June 13, 2017.

APPROVAL: YES Yes, Subj. to Reqm't No

Comments:

Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY): Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments:

Reviewed by: Telephone:

Date:

DRENNER GROUP

Leah M. Bojo
512.807.2918 *DIRECT*
lbojo@drennergroupp.com

May 25, 2017

VIA HAND DELIVERY

Ms. Lauraine Rizer
Real Estate Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Episcopal Archives Right of Way Vacation - for a 5,519 square foot public right-of-way located at 711 Trinity Street between 7th and 8th street (the "Property").

Dear Ms. Rizer:

As representative of the owner of the above stated Property, we respectfully submit the enclosed right of way vacation application package for the Domestic & Foreign Missionary Society of the Protestant Episcopal Church of the USA. The requested vacation is for 0.1267 acres, or 5,519 square feet, being a portion of Block 87, Original City of Austin Subdivision. The alley was dedicated per the plat and was not purchased by the City of Austin. The area to be vacated is in the same subdivision as the plat.

The right of way is a constructed alley currently serving the surface parking lot located on this block. The only known utility in the alley is an Austin Energy overhead line serving the parking kiosk for the surface parking lot. Additionally, there are utilities including Texas Gas Service, Austin Energy, Time Warner Cable, and Austin Water on and adjacent to the site that will be relocated, as needed, as part of this project.

The Episcopal Archives Project is a mixed use project consisting of residential, office, and hotel uses over a ground floor, pedestrian-oriented market use and a pedestrian-oriented archive showcasing the International Episcopal Church's archive collection. The development will encompass the entire block. The block is encumbered with a Capitol View Corridor which covers all but the southwest corner of the block. As a result of this Capitol View Corridor, the majority of the building will be around 70 feet in height, with a tower on the southwest corner. The

pedestrian-oriented market is planned to span the alley, creating a vibrant and permeable ground floor that interacts with the streetscape outside, while also creating a sense of place inside, through the variety of market uses. Site plan SP-2017-0137C has been submitted for this project. Because this block is subdivided into thirteen individual parcels, it will be developed with a unified development agreement. It is not a SMART housing project. Construction is expected to begin in the summer of 2018.

The current zoning of the subject-parcels is Central Business District (CBD). The adjacent parcels are zoned CBD, Central Business District – Historic (CBD-H), and Downtown Mixed Use (DMU) and are developed with a variety of uses including cocktail lounges, St. David’s Episcopal Church, a surface parking lot, the Salvation Army Center, and the Austin Resource Center for the Homeless (ARCH). The current surface parking lot will be entirely replaced by the development, which will include parking for its own uses that will also be made available to the public. The parking for this project will be handled entirely on-site. No agreements or easements have been executed with the adjacent landowners.

The area to be vacated lies within the Downtown Austin Plan area and complies with the Plan’s criteria for vacation laid out in Transportation Priority 1.3. This is a full-block development and will not result in a need for on-street servicing or loading. All of the service facilities will be provided on the site in the first subterranean floor of the parking garage. The entrance to this facility will be off of Neches Street and will be code-compliant.

The request also complies with Imagine Austin in that the vacation enables the market which will contribute to “a safe, vibrant, day- and night-time urban lifestyle for residents, workers, and visitors.” This project is supported by:

- LUT P7, Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- LUT P29, Develop accessible community gathering places such as plazas, parks, farmers’ markets, sidewalks, and streets in all parts of Austin, especially within activity centers and along activity corridors including Downtown, future Transit Oriented Developments, in denser, mixed use communities, and other redevelopment areas, that encourage interaction and provide places for people of all ages to visit and relax.
- LUT P30, Protect and enhance the unique qualities of Austin’s treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

These Land Use and Transportation Policies contribute to the Priority Principle of investing in a compact and connected Austin. The Imagine Austin Plan states that compact places are gentler on the environment and create sociable “activity centers” that contribute to our quality of life. The Plan also states that as Austin becomes more compact, creating special urban places where people love to gather can keep our city livable.

May 25, 2017

Page 3

Please see the included attachment "A" for the vacation detail as required per the application material.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Bobby Dillard, Cielo Property Group (via electronic delivery)
Branigan Mulcahy, Cielo Property Group (via electronic delivery)
Mike Critchley, Cielo Property Group (via electronic delivery)

APPLICATION FOR STREET OR ALLEY VACATION

File No. 9835-1705
Department Use Only

DATE: May 30, 2017
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: ; Alley: X; ROW Hundred Block: 700
Name of Street/Alley/ROW: Trinity Street between 7th & 8th Is it constructed: (Yes) No
Property address: 711 Trinity Street
Purpose of vacation: Construct building over existing alley

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0206040301-0206040313
Survey & Abstract No.: NA
Lot(s): 1-8 Block: 87 Outlot: NA
Subdivision Name: Original City of Austin
Plat Book NA Page Number NA Document Number NA

Neighborhood Association Name: Downtown Austin Neighborhood Association
Address including zip code: 211 E. 7th Street, 78701

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): (YES)/NO	<u>SP-2017-0137C</u>
Subdivision: Case (circle one): YES/(NO)	<u> </u>
Zoning Case (circle one): YES/(NO)	<u> </u>

PROJECT NAME, if applicable:

Name of Development Project: Episcopal Archives
Is this a S.M.A.R.T. Housing Project (circle one): YES/(NO)
Is this within the Downtown Austin Plan Boundaries (circle one): (YES) NO

OWNER INFORMATION

Name: Domestic & Foreign Ministry Society of the Episcopal Church (shown on Deed)
Address: 815 Second Street Phone: 678-424-8787 Fax No.: ()
City: New York County: New York State: New York Zip Code: 10017
Contact Person/Title: Kurt Barnes Cell Phone: ()
Email Address:
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: Leah Bojo
Firm Name: Drenner Group
Address: 200 Lee Barton Drive, Ste 100
City: Austin State: TX Zip Code: 78704
Office No.: 512-807-2918 Cell No.: 512-665-1570 Fax No.: ()
EMAIL ADDRESS: lbojo@drennergroupp.com

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) **All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant

F#
Legal Description
Travis County, Texas

Alley Vacation
D&A Job No. 1686-001

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1267 ACRES (5,519 SQ. FT.), AND BEING ALL OF THE ALLEY LOCATED IN BLOCK 87 OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ADJACENT TO LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF SAID BLOCK 87, AS CONVEYED TO THE DOMESTIC & FOREIGN MISSIONARY SOCIETY OF THE PROTESTANT EPISCOPAL CHURCH IN THE USA, PER DEED RECORDED AS DOCUMENT NO. 2009091964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.1267 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

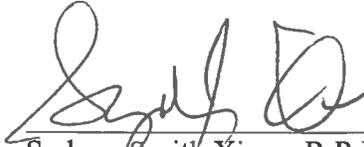
BEGINNING at a ½-inch iron rod found at the easterly common corner of said Lot 4 and of said alley, said point being on the westerly right-of-way line of Neches Street (80' wide right-of-way), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, along the common line of the southerly right-of-way line of said alley and the northerly line of said Lot 4, and then of said Lot 3, and then of said Lot 2, and then of said Lot 1, N73°25'04"W, a distance of 276.00 feet to a ½-inch iron rod found at the westerly common corner of said Lot 1 and of said alley, said point being on the easterly right-of-way line of Trinity Street (80' wide right-of-way);

THENCE, along the common line of the easterly right-of-way line of Trinity Street, and the westerly right-of-way line of said alley, N16°35'18"E, a distance of 20.00 feet to a ½-inch iron rod found at the westerly common corner of said Lot 8 and of said alley;

THENCE, along the common line of the northerly right-of-way line of said alley and the southerly line of said Lot 8, and then of said Lot 7, and then of said Lot 6, and then of said Lot 5, S73°25'04"E, a distance of 275.99 feet to a calculated point on the westerly right-of-way line of Neches Street, for the southeast corner of said Lot 5, from which a ½-inch iron rod found at the northeast corner of said Lot 5 lies N16°33'23"E, a distance of 128.43 feet;

THENCE, along the common line of the westerly right-of-way line of Neches Street, and the easterly right-of-way line of said alley, S16°33'23"W, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 0.1267 acres of land, more or less.

 5/23/17

Sydney Smith Xinos, R.P.L.S. Date

Texas Registration No. 5361
Doucet & Associates Inc.,
7401 B Hwy. 71 West, Suite 160
Austin, Texas 78735
Firm Registration No. 10105800



TCAD Parcel ID:
Austin Grid:

LEGEND

-  ALLEY VACATION LINE
-  EXISTING PROPERTY LINES
-  EXISTING RIGHT OF WAY LINE
-  1/2" IRON ROD WITH CAP FOUND (UNLESS NOTED)
-  CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- DOC. # DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S16°33'23"W	20.00'
L2	N16°35'18"E	20.00'

EAST 8TH STREET (80' R.O.W.)

THE DOMESTIC & FOREIGN MISSIONARY SOCIETY OF
THE PROTESTANT EPISCOPAL CHURCH IN THE USA
DOCUMENT NO. 2009091964, O.P.R.T.C.T.

BLOCK 87 OF THE ORIGINAL CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING
TO THE PLAT ON FILE AT THE GENERAL
LAND OFFICE OF THE STATE OF TEXAS.

1/2" IRON
ROD FOUND

N16°33'23"E 128.43'

TRINITY STREET (80' R.O.W.)

NECHES STREET (80' R.O.W.)

1/2" IRON
ROD FOUND

1/2" IRON
ROD FOUND

P.O.B.
1/2" IRON
ROD FOUND

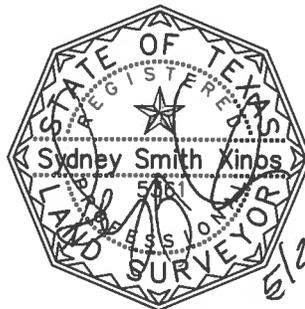
S73°25'04"E | 275.99'

0.1267 ACRES
5,519 SQUARE FEET

N73°25'04"W | 276.00'

BLOCK 87 OF THE ORIGINAL CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE
PLAT ON FILE AT THE GENERAL LAND OFFICE OF
THE STATE OF TEXAS.

THE DOMESTIC & FOREIGN MISSIONARY SOCIETY OF
THE PROTESTANT EPISCOPAL CHURCH IN THE USA
DOCUMENT NO. 2009091964, O.P.R.T.C.T.



GRAPHIC SCALE: 1" = 40'

SURVEY CONTROL:

TEXAS COORDINATE SYSTEM 1983
(CENTRAL ZONE-4203)
NAD 83. (CORS) U.S. SURVEY FEET
GEIOD MODEL G03U03
COMBINED SCALE FACTOR 0.999963024880
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE
LEICA DATA SYSTEM COOP NETWORK.

VERTICAL DATUM:

THE VERTICAL DATUM FOR DOUCET AND ASSOC. CONTROL
POINT #300 WAS ESTABLISHED USING LEICA DATA SYSTEM
COOP NETWORK. NAVD'88 VERTICAL DATUM.

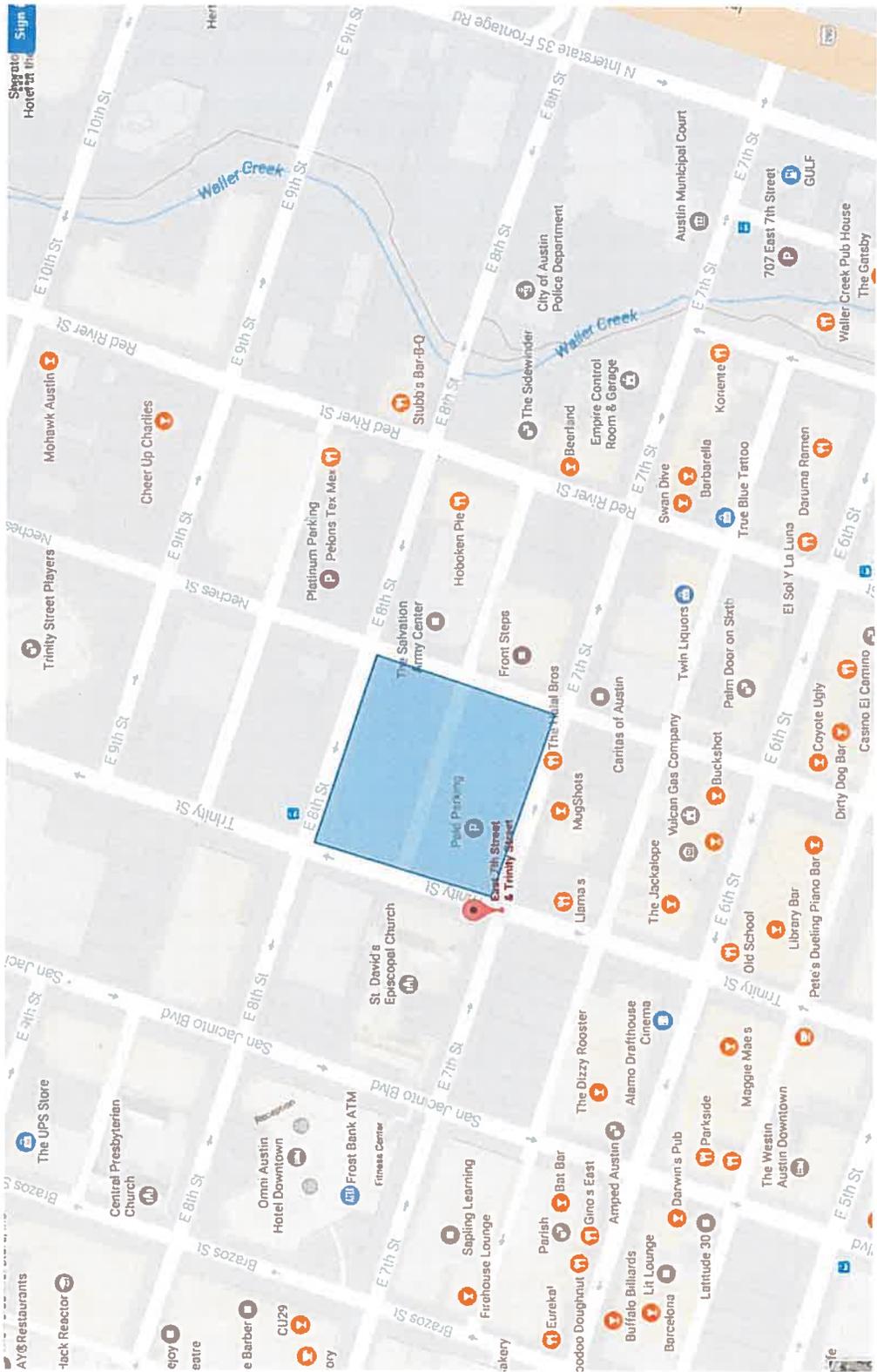
ALLEY VACATION
CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

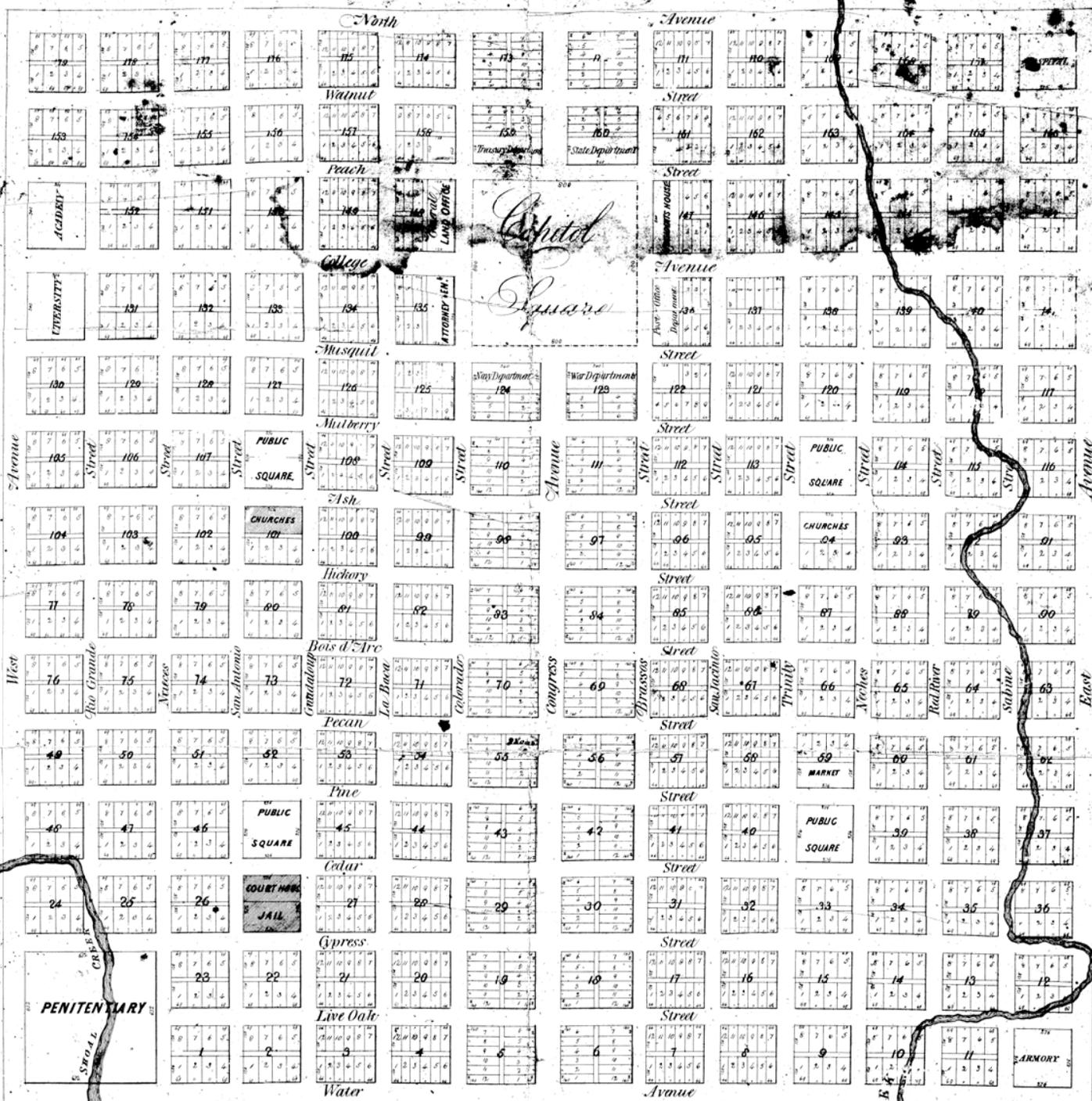
DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetandassociates.com
TBPLS Firm Registration Number: 10105800

P: \1686-001\geospatial\DWG\1514-001 ALLEY VACATION.dwg

Date:	05-23-2017
Scale:	1"=40'
Drawn by:	DK
Reviewer:	SYD
Project:	1686-001
Sheet:	1 of 1
Field Book:	463
Party Chief:	JM
Survey Date:	10-25-2016

FR 10W-1103
Alley vacation





COLORADO RIVER

PLAN
of the City of
AUSTIN.

N.B. - All the alleys are Twenty ft. wide.

Crossed by the Republic of Texas No. 30. Comm. Street, New Orleans.

Surveyed by L. J. Pitts & Cha. Schoofield.
Drawn by L. J. Pitts 1830.



1" = 350' 2

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

August 8, 2017

Chris Riley
President

Mayor and Council of the City of Austin
301 W. 2nd Street
Austin, Texas 78701

Kimberly Levinson
Vice President

Roger L. Cauvin
Secretary

RE: Block 87 - Cielo project

Susan Hoffman
Treasurer

Honorable Mayor, Mayor Pro Tem, and Council,

Steven Blackmon

We recently met with a representative of Cielo Property Group to discuss their plans for Block 87, located between St. David's and the ARCH. Based on that discussion, we want to convey our support for the alley vacation and encroachment agreements Cielo is proposing. We also want to urge the Council to update the city's approach to traffic impact analyses for downtown projects.

Erica Diaz

Eileen McPhillips
Partner

1. Alley vacation

Philip Wiley

DANA supports the approach to alley vacations set out in the Downtown Plan:

Kristina Witt

Vacation or abandonment of alleys should be avoided, and occur only in special circumstances where equivalent off-street service facilities are provided (e.g., with a full-block development), and where such vacation does not result in a need for on-street servicing/loading. (TP-1.3, p. 146.)

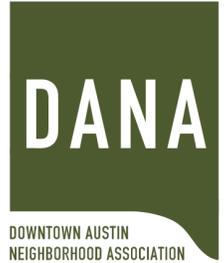
While DANA generally prefers to see alleys to remain intact, the present situation involves special circumstances that meet the criteria set out in TP-1.3:

- Cielo is proposing a full-block development.
- The open area Cielo is proposing below grade would allow trucks to provide services and maneuver without any need for on-street servicing/loading.
- We understand that staff will require a restrictive covenant providing that services must be provided on-site, which will ensure that the concerns reflected in TP-1.3 are addressed even if this project does not materialize.

Additionally, Cielo is proposing ground-level retail uses that would face both inward and outward, with pedestrian access points on the north and south sides of the block, which would ensure that the block will remain porous for pedestrians even without the alley. Under these circumstances, we believe vacation of the alley is warranted to allow this project to proceed.

2. Encroachment agreements

DANA supports the agreements Cielo is seeking that would allow it to encroach over the western and southern property lines, and under the adjoining streets. These encroachments would have no negative effects on the conditions for pedestrians around the project. And placing all the parking underground will make the building significantly more appealing than many other downtown projects. Given the context of this project, we believe the encroachment agreements are reasonable and justified, especially considering the constraints imposed by the capitol view corridor.



3. Traffic impact analysis

We understand that the city is requiring a Traffic Impact Analysis for this project based on levels of service on nearby streets. This is an outdated approach for a mixed-use project in the Central Business District. We would prefer an analysis based on Vehicle Miles Traveled, with agreements negotiated for measures aimed at traffic demand management.

While we will welcome signal improvements at nearby intersections, we would also like to see measures aimed at reducing vehicle miles. Cielo has agreed to decouple parking in the project from residential leases, and to make the parking available to the public, both of which we appreciate. We would also like to see other traffic-reducing measures, such as car-sharing spaces, bike-sharing stations, ample bike storage, the provision of transit passes, and a consulting package with Movability Austin.

4. Other considerations

Block 87 has remained a surface parking lot for many years because of the significant challenges any development on this block will face – most importantly, the capitol view corridor protecting a view from northbound I-35, and the proximity of the ARCH. The project Cielo is proposing would not only bring more homes, shops, office space, and hotel rooms to downtown; it would also significantly improve conditions for pedestrians in the area around this block. And any fees in lieu provided for the Downtown Density Bonus would go toward housing-first permanent supportive housing for the chronically homeless, which is urgently needed.

Based on the context of this site, and the considerable benefits this project would offer, we urge approval of the alley vacation and encroachment agreements Cielo is seeking.

Respectfully,

Board of Directors of The Downtown Austin Neighborhood Association

Cc: Greg.Guernsey@austintexas.gov